

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Stockton

State: CA

PJ's Total HOME Allocation Received: \$32,636,792

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	91.23 %	93.35 %	57	93.41 %	31	29	
% of Funds Disbursed	86.40 %	85.12 %	35	84.68 %	50	49	
Leveraging Ratio for Rental Activities	3.25	5.84	51	4.72	31	39	
% of Completed Rental Disbursements to All Rental Commitments***	67.20 %	72.98 %	56	80.76 %	15	13	
% of Completed CHDO Disbursements to All CHDO Reservations***	42.94 %	61.88 %	65	68.18 %	11	13	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	48.34 %	77.72 %	82	80.32 %	4	4	
% of 0-30% AMI Renters to All Renters***	15.40 %	39.58 %	76	45.16 %	4	7	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	92.65 %	92.53 %	62	95.04 %	20	22	
Overall Ranking:			In State: 73 / 92	Nationally:	8	11	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$22,553	\$33,130		\$26,037	422 Units	56.00 %	
Homebuyer Unit	\$35,043	\$20,348		\$14,755	188 Units	24.90 %	
Homeowner-Rehab Unit	\$64,690	\$27,021		\$20,487	144 Units	19.10 %	
TBRA Unit	\$0	\$2,819		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Stockton CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$55,897	\$110,563	\$71,273
State:*	\$131,762	\$111,680	\$27,980
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	19.4	18.5	26.4	0.0	Single/Non-Elderly:	21.7	18.5	15.3	0.0
Black/African American:	20.5	16.3	28.5	0.0	Elderly:	10.0	4.3	47.9	0.0
Asian:	13.3	5.4	4.9	0.0	Related/Single Parent:	24.3	22.3	15.3	0.0
American Indian/Alaska Native:	0.0	0.0	0.7	0.0	Related/Two Parent:	37.6	50.5	19.4	0.0
Native Hawaiian/Pacific Islander:	0.3	1.1	0.0	0.0	Other:	6.4	4.3	2.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	2.1	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	2.0	0.0	0.7	0.0					
Asian/Pacific Islander:	22.8	2.7	3.5	0.0					
ETHNICITY:									
Hispanic	21.7	56.0	33.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	22.8	14.7	38.9	0.0	Section 8:	13.3	6.0 [#]		
2 Persons:	24.6	15.8	22.2	0.0	HOME TBRA:	0.0			
3 Persons:	19.4	16.8	15.3	0.0	Other:	7.4			
4 Persons:	13.3	21.2	9.7	0.0	No Assistance:	79.3			
5 Persons:	7.9	16.8	4.9	0.0					
6 Persons:	2.8	6.5	4.9	0.0					
7 Persons:	2.0	3.8	2.1	0.0					
8 or more Persons:	7.2	4.3	2.1	0.0	# of Section 504 Compliant Units / Completed Units Since 2001		3		

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Stockton

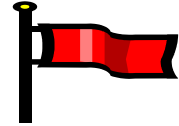
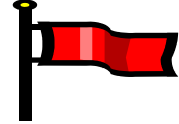
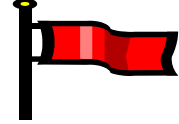
State: CA

Group Rank: 8
(Percentile)

State Rank: 73 / 92 PJs

Overall Rank: 11
(Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	67.2	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	42.94	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	48.34	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	92.65	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.07	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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